Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Brown	John R. Brown	133-7-160
(NAME)	(NAME)	
105 McCall Street	105 McCall Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Deborah S. Keim a/k/a Deborah Deniese Keim, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Brown and wife Imogene S. Brown, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 129 on the Plan of Gencoe Acres, of record in Book 1835, pages 136, 137 and 138, Register's Office for said County and described as follows:

BEGINNING at a point in the southerly margin of McCall Street, formerly Antioch Pike at the corner of Lots 129 and 130; thence with the line between said lots, southeasterly 161.1 feet to a corner of Lot 118; thence with the line between Lots 118 and 129, southwesterly, 114.8 feet to the easterly margin of Marcus Drive; thence with the margin of the same northerly 184.5 feet to the beginning of a curve; thence around said curve, northeasterly 39.9 feet to the southerly margin of McCall Street; thence with the margin of the same, easterly 92.5 feet to the point of beginning.

Being the same property conveyed to Jack H. Keim and wife Deborah S. Keim, by deed of record in Book 4805, Page 47, and further conveyed to Deborah Deniese Keim by final divorce decree of record in Book 8958, Page 893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 105 McCall Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/28/01 14:09 2pgs
Fees:11.00 Taxes:351.50
20010328-0029937

Witness my/our hand(s) this 14th day of March, 2001.

Deborah S. Keim

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah D. Keim with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2001.

Commission expires: May 26, 2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

Elizabeth E. Triplett

Notary Public